

Local Market Update – July 2021

A Research Tool Provided by the Charleston Trident Association of REALTORS®



Greater Summerville Area

Areas 62 & 63

Single-Family Detached	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	305	284	- 6.9%	1,722	1,757	+ 2.0%
Closed Sales	286	242	- 15.4%	1,317	1,603	+ 21.7%
Median Sales Price*	\$269,937	\$315,000	+ 16.7%	\$265,381	\$312,000	+ 17.6%
Average Sales Price*	\$290,338	\$338,177	+ 16.5%	\$284,632	\$331,785	+ 16.6%
Percent of Original List Price Received*	98.6%	101.4%	+ 2.8%	98.3%	100.5%	+ 2.2%
Days on Market Until Sale	41	9	- 78.0%	44	16	- 63.6%
Inventory of Homes for Sale	422	166	- 60.7%	--	--	--

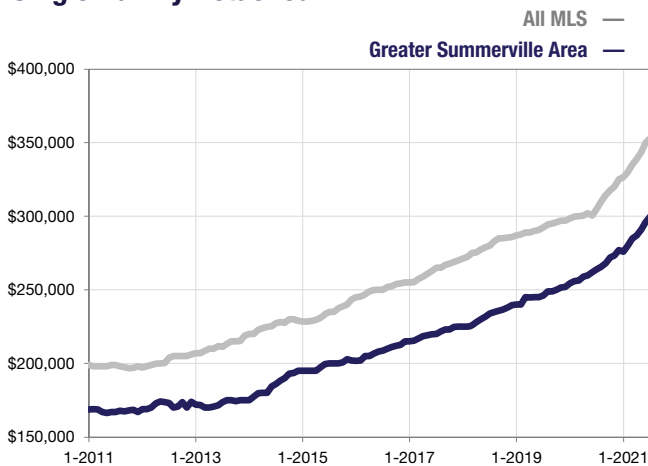
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	20	22	+ 10.0%	153	323	+ 111.1%
Closed Sales	44	47	+ 6.8%	152	244	+ 60.5%
Median Sales Price*	\$175,000	\$243,450	+ 39.1%	\$170,750	\$225,400	+ 32.0%
Average Sales Price*	\$178,858	\$227,310	+ 27.1%	\$177,078	\$216,802	+ 22.4%
Percent of Original List Price Received*	99.6%	102.0%	+ 2.4%	99.3%	101.1%	+ 1.8%
Days on Market Until Sale	61	9	- 85.2%	52	14	- 73.1%
Inventory of Homes for Sale	30	28	- 6.7%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

